

2016-078  
Pratt & Associates, LLC/  
Robert D. and Sandra S. Purcell  
District No. 4

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS  
PERMIT FOR A RESIDENTIAL PLANNED UNIT  
DEVELOPMENT FOR PROPERTY LOCATED AT 660 JULIAN  
ROAD.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,  
TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential  
Planned Unit Development for property located at 660 Julian Road, more particularly described  
in the attached maps:

An unplatted tract of land and part of an unplatted tract of land located at 660 Julian Road beginning at the intersection of the northwest corner of 171I-B-001.01 with the east line of the 600 block of Julian Road, thence southwest following Julian Road some 281 feet to a point, thence 1107 feet southeast to a point, thence 343 feet southwest to a point, thence 534 feet to the south line of said property and the Tennessee/Georgia State line, thence some 609 feet east along said line to the southeast corner of said property, thence following the east line of said property northeastwardly and northwestwardly the following calls 438 feet northeast, thence 124 feet northwest, thence 406 feet northeast, thence, 168 feet southwest, thence 168 feet northeast, thence 44 feet northwest, then 160 feet northeast to the north line of said property, thence northwestward 844 feet along said north line, thence 318 feet southwest, thence continuing 1300 feet northwest along said north line to the northwest corner of said whole tract, the point of beginning, as drawn on submitted Preliminary Site Plan, Project Number 16-119 dated 3/23/16 and drawn by Map Engineers, being part of the property described in Deed Book 9648, Page 412, and all of the property described in Deed Book 9925, Page 228, ROHC. Tax Map Nos. 171I-B-001 (part) and 001.01.

ADOPTED: \_\_\_\_\_, 2016

/mem

2016-078 City of Chattanooga  
May 9, 2016

## RESOLUTION

WHEREAS, Pratt & Associates, LLC/Robert D. & Sandra S. Purcell petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for a Residential Planned Unit Development of property located at 660 Julian Road.

An unplatted tract of land and part of an unplatted tract of land located at 660 Julian Road beginning at the intersection of the northwest corner of 1711-B-001.01 with the east line of the 600 block of Julian Road, thence southwest following Julian Road some 281 feet to a point, thence 1107 feet southeast to a point, thence 343 feet southwest to a point, thence 534 feet to the south line of said property and the Tennessee/Georgia State line, thence some 609 feet east along said line to the southeast corner of said property, thence following the east line of said property northeastwardly and northwestwardly the following calls 438 feet northeast, thence 124 feet northwest, thence 406 feet northeast, thence, 168 feet southwest, thence 168 feet northeast, thence 44 feet northwest, then 160 feet northeast to the north line of said property, thence northwestward 844 feet along said north line, thence 318 feet southwest, thence continuing 1300 feet northwest along said north line to the northwest corner of said whole tract, the point of beginning, as drawn on submitted Preliminary Site Plan, Project Number 16-119 dated 3/23/16 and drawn by Map Engineers, being part of the property described in Deed Book 9648, Page 412, and all of the property described in Deed Book 9925, Page 228, ROHC. Tax Map 1711-B-001 (part) and 001.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on May 9, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger  
Secretary

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM**

<b>CASE NUMBER:</b>	2016-078		<b>Date Submitted:</b> 3-28-2016	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)				
<b>1 Applicant Request</b>				
<b>PUD</b>	<b>PUD Name: Julian Road Residential PUD</b>			
	Acre: 40.7 +/-	Density: 3.7 +/-	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Institutional
<b>2 Property Information</b>				
Property Address:	660 Julian Road			
Property Tax Map Number(s):	171I-B-001 (part of), & 001.01			
<b>3 Proposed Development</b>				
Reason for Request and/or Proposed Use:	Construction of proposed Residential P.U.D.			
<b>4 Site Characteristics</b>				
Current Zoning:	R-1			
Current Use:	Residential			
Adjacent Uses:	Residential			
<b>5 Applicant Information</b>				
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.				
Name: Pratt & Associates, LLC		Address: 1734 Dayton Boulevard		
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner		
City: Chattanooga	State: TN	Zip Code: 37405	Email: jamespratt@prattliving.com	
Phone 1: 423-267-9917	Phone 2:	Phone 3:	Fax:	
<b>6 Property Owner Information (if not applicant)</b>				
Name: Robert D & Sandra S Purcell		Phone:		
Address: 8287 Chula Creek Road Chattanooga, TN 37421				
<b>Office Use Only:</b>				
Planning District: 11		Neighborhood: CNAC, BECC		
Hamilton Co. Comm. District: 7		Chatt. Council District: 4	Other Municipality:	
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:		
<b>Checklist</b>				
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 40.7	<input checked="" type="checkbox"/> Deeds	<input type="checkbox"/> Plats, if applicable	
Deed Book(s): 9925-228, 9648-412				
Plat Book/Page:		Notice Signs	Number of Notice Signs:	
<input checked="" type="checkbox"/> Filing Fee: 400.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 48064	
Planning Commission meeting date: May 9 <sup>th</sup> , 2016		Application processed by: Marcia Parker		

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-078

PC Meeting Date: 05-09-16

**Applicant Request****Special Permit for a Residential Planned Unit Development**

Property Location:	660 Julian Road
Property Owner:	Robert D & Sandra S Purcell
Applicant:	Pratt & Associates, LLC

**Project Description**

- Proposal: Develop 40.7-acre site with 150 dwelling units which consist of a mix of single-family detached and single-family attached (townhomes).
- Proposed Access: Entrance on Julian Road.
- Proposed Development Form: The applicant's site plan shows 150 buildable lots for 1 and 2-story residential dwellings. 127 lots for single-family detached homes are located around the perimeter of and interior to the site and 23 attached units (townhomes) are located towards the center of the site with a single ingress/egress point for the development at Julian Road.
- Proposed Density: Approximately 3.7 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The 40.7 acre site is located off the southeast corner of the Julian Road and Rosemont Way intersection.
- Current Access: Entrance on Julian Road.
- Current Development form: The site is currently a large lot with a single dwelling on it. There are waters of the state and wetlands on this site. There is a small-lot subdivision north of the site. West, south, and east of the site are large lots with single dwellings.
- Current Land Uses: The site is surrounded by low-density residential uses with some agricultural uses west of the site.
- Current Density: Average residential density in the area is difficult to calculate due to varying size of lots, allowable densities in different zones, and the varying vacancy of lots. The density of those lots abutting the site in the Rosemere subdivision to the north is 3.3 dwelling units per acre. The lots abutting the site to the east on Neighborhood Road have a density of 0.67 dwelling units per acre.

**Zoning History**

- The site is currently zoned R-1 Residential Zone.
- The site is surrounded by lots with R-1 Residential Zone. To the north is R-T/Z Residential Townhouse Zero-Lot-Line Zone
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 2. Level 2 describes the development potential appropriate for low-density development based on the limited infrastructure.
- A Residential Planned Unit Development (PUD) is a special exceptions permission intended to encourage creative master planning by not requiring adherence to rigid land use, setback, height, parking, and similar restrictions.
- A Residential PUD allows any residential type (single-family homes, duplexes, townhouse, apartments, etc.).

## PLANNING COMMISSION CASE REPORT

- Proposed single-family detached dwellings are indicated on a PUD Plan with lots line only. Proposed attached dwellings (townhouses, multi-unit dwellings) are indicated with building footprints.
- A Residential PUD is limited to what is shown on the PUD Plan *as approved by* the City Council.
- An R-1 Planned Unit Development has a maximum residential density of 5 dwelling units per acre.

### Key Findings

- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structure does raise concerns regarding location based on the proximity to the wetlands.
- The proposal would not set a precedent for future requests.
- The Chattanooga Department of Transportation notes that pedestrian connectivity could be greatly increased if pedestrian access to the central community lot was provided from unnamed road "A" and unnamed road "C" as well as the shown access from unnamed road "B."

### Staff Recommendation

Approve

Note: Approval of a Residential Planned Unit Development (PUD) does not guarantee approval of curb cuts, road intersections, curve radii, or other similar items. The applicant is encouraged to consult with the Transportation or Engineering Department for technical design requirements.



## 2016-078 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-078: Approve

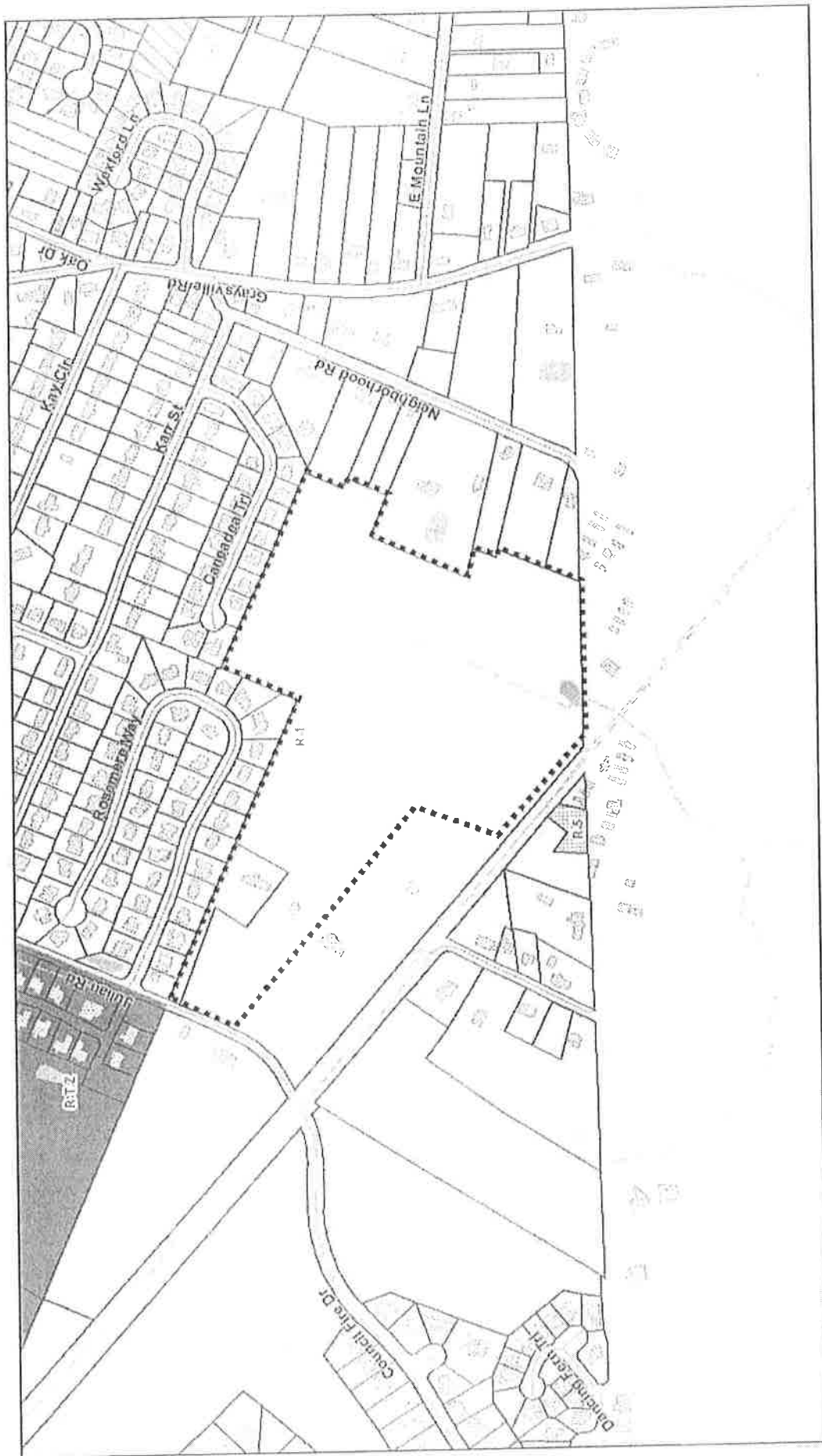


680 ft



Chattanooga Hamilton County Regional Planning Agency





## 2016-078 Special Exceptions Permit for a Residential PUD



547 ft



Chattanooga Hamilton County Regional Planning Agency





## NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2016-066 David Hudson for McCallie Commons/Tatiana Zadora, S.S. Moharrerri, A.M. Moharrerri, and Mack Wiggins for WW Group. 1006, 1008, 1010 Oak Street and 657 O'Neal Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.

2016-070 Southeast Medical Properties, II, LLC. 7127 Igou Gap Road, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2016-077 Jr. Food Stores, Inc. 101 and 103 Glendale Drive and two unaddressed properties in the 1100 block of Signal Mountain Road, from R-1 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the M-1 Manufacturing Zone and approval is requested of the M-2 Light Industrial Zone:

2016-077 Chris Maughon/Peggy J. Holder. 4155 Randolph Circle, from A-1 Urban Agricultural Zone to M-1 Manufacturing Zone, only that portion of 128E-A-005 that is within six hundred (650') feet from the South Access Road right-of-way as measured along Benton Drive.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permits be approved:

2016-069 Pratt & Associates. 5706 and 5650 Cassandra Smith Road and Phases 1 through 3 of Amberbrook Gardens, for a Residential Planned Unit Development.

2016-078 Pratt & Associates/Robert D. & Sandra S. Purcell. 660 Julian Road, for a Residential Planned Unit Development.

2016-079 The Baylor School. 100 block of Baylor School Road,  
for an Institutional Planned Unit Development.

5. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) **Deleting** Article V, Division 18, C-7 North Shore Commercial/Mixed Use Zone in its entirety.
- (b) **Adding** a new Article XVI, Downtown Form-Based per the digital copy on the website online at [www.chcrpa.org](http://www.chcrpa.org).
- (c) **Adding** a new Item (24) of Article III, Section 38-568, Powers, etc., of board; hearings.
- (d) **Adding** Section 38-530 of Article VI, Division 2, Other Special Exceptions.

6. The Chattanooga-Hamilton County Regional Planning Commission has recommended that a petition to rezone be approved for specific properties within the Downtown Chattanooga Form-Based Code Area Boundary, more particularly described in the Downtown Zoning Study attached to the proposed ordinance and made a part by reference from M-1 Manufacturing Zone, C-3 Central Business Zone, C-7 North Shore Commercial/Mixed Use Zone, R-3 Residential Zone, C-2 Convenience Commercial Zone, R-4 Special Zone, R-1 Residential Zone, R-T/Z Residential Townhouse/Zero Lot Line Zone, RT-1 Residential Townhouse Zone, UGC Urban General Commercial Zone, O-1 Office Zone, and M-2 Light Industrial Zone to the following zones within the Downtown Chattanooga Form-Based Code: D-RM Residential Multi-Unit Zone, D-CX Commercial Mixed Use Zone, D-SH Shopfront Mixed Use Zone, D-CIV Civic Zone, D-PK Parks and Open Space Zone, R-RF Riverfront Zone, R-RV River View Zone, R-CIV Civic Zone, R-PK Parks and Open Space Zone, U-RD Residential Detached Zone, U-RA Residential Attached Zone, U-RM Residential Multi-Unit Zone, U-CX Commercial Mixed Use Zone, U-SH Shopfront Mixed Use Zone, U-IX Industrial Mixed Use Zone, U-CC Commercial Corridor, U-IN Industrial Zone, U-CIV Civic Zone, U-PK Parks and Open Space Zone, E-RD Residential Detached Zone, E-RA Residential Attached Zone, E-RM Residential Multi-Unit Zone, E-CX Commercial Mixed Use, E-SH Shopfront Mixed Use Zone, E-IX Industrial Mixed Use Zone, E-IN Industrial Zone, E-CIV Civic Zone, and E-PK Parks and Open Space Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

**June 14, 2016**

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the \_\_\_\_ day of \_\_\_\_\_, 2016.

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Nicole Gwyn  
Clerk to the City Council